

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit accessory structures (proposed garage and existing pool) to be located in side and front yards in lieu of the required rear yard.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Due to the physical location of the dwelling in relation to the lot, it is impossible to locate a garage in the rear yard. The swimming pool has existed in it's present location for 14 years and there is not adequate room for it in the rear yard.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Name
Address
Phone No.

Legal Owner(s):
Russell S. Harrington, Jr.
(Type or Print Name)
Signature
Sheila R. Harrington
(Type or Print Name)
Signature
1805 Wilson Point Road 687-596
Address Phone No.
Baltimore, Maryland 21220
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of September, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 13th day of November, 1980, at 9:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 3, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Russell S. Harrington, Jr.
1805 Wilson Point Road
Baltimore, Maryland 21220

RE: Item No. 58
Petitioner - R. S. Harrington, Jr., et ux
Variance Petition

Dear Mr. & Mrs. Harrington:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct a garage to the side of your existing dwelling and legalize the existence of the pool, which is located in the front yard, this variance hearing is required. As indicated to your husband, if the front of the dwelling was oriented parallel to the water, the location of the proposed garage would meet the Baltimore County Zoning Regulations. However since this is not the case, the variance is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bnc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 17, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #58 (1980-1981)
Property Owner: Russell S. & Sheila R. Harrington, Jr.
E/S Wilson Point Road 760' S. of Shore Rd.
Acres: 125/130 X 125/91 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lot 96 and Part of Lot 97 of the plat of "Bull Neck", recorded W.P.C. 4, Folio 72.

Highways:

Wilson Point Road (M.I. 587) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

This entire property is below elevation 10 (Baltimore County Datum), subject to provide tidal flooding by the waters of Middle River and Stansbury Creek.

The property to be developed is located adjacent to tidewaters. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basement) and other special construction features are required.



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

October 23, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #58, Zoning Advisory Committee Meeting, September 23, 1980, are as follows:

Property Owner: Russell S. & Sheila R. Harrington, Jr.
Location: E/S Wilson Point Road 760' S. of Shore Road
Acres: 125/130 X 125/91
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

September 29, 1980

Mr. William E. Hammond
Zoning Commissioner
County Administration Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of 9-27-80
Item: 58
Property Owner: Russell S. & Sheila R. Harrington, Jr.
Location: E/S Wilson Point Rd. (Route 587) 760' S. of Shore Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit accessory structures (garage & existing pool) to be located in side and front yard in lieu of the required rear yard.
Acres: 125/130 X 125/91
District: 15th

Dear Mr. Hammond:

On review of the site plan the State Highway Administration finds the plan acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

[Signature]
By: George Wittman

CL:GW:vrđ

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Russell S. & Sheila R. Harrington, Jr.

Location: E/S Wilson Point Road 760' S. of Shore Road

Item No.: 58 Zoning Agency: Engineering and Planning Department

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
PLANNING GROUP FIRE PREVENTION BUREAU
SPECIAL INSPECTION DIVISION

/mb

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

CEB:rrj

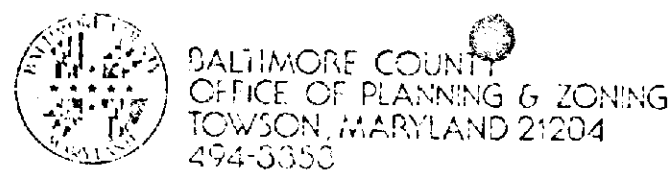
rr14

WNP/hp

John W. Hessian, III
John W. Hessian, III

NEG:JGH:ab

BY ORDER OF
WILLIAM E. HAYMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 31, 1980

Mr. & Mrs. Russell S. Harrington, Jr.
1805 Wilson Point Road
Baltimore, Maryland 21220

RE: Petition for Variance
E/S Wilson Point Rd., 760' S
of Shore Road
Case No. 81-94-A

Dear Mr. & Mrs. Harrington:

This is to advise you that \$50.38 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

October 15, 1980

Mr. & Mrs. Russell S. Harrington, Jr.
1805 Wilson Point Road
Baltimore, Maryland 21220

NOTICE OF HEARING

RE: Petition for Variance - E/S Wilson Point Road, 760' S of Shore Road - Case No. 81-94-A

TIME: 9:45 A.M.

DATE: Thursday, November 13, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Petition No. 81-94-A Item 58
SUBJECT: Petition for Variance for accessory structures
East side of Wilson Point Road, 760 feet South of Shore Road
Petitioner- Russell S. Harrington, Jr., et ux

Petition for Variance for accessory structures
East side of Wilson Point Road, 760 feet South of Shore Road
Petitioner- Russell S. Harrington, Jr., et ux

Fifteenth District

HEARING: Thursday, November 13, 1980 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab



DONALD I. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

November 20, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #58, Zoning Advisory Committee Meeting of September 23, 1980, are as follows:

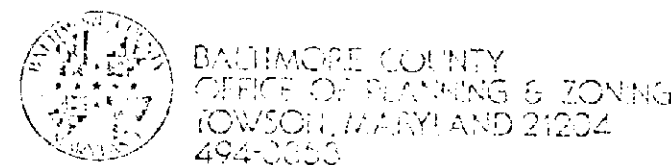
Property Owner: Russell S. & Sheila R. Harrington, Jr.
Location: E/S Wilson Point Rd. 760' S. of Shore Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit accessory structures (garage & existing Pool) to be located in side and front yard in lieu of the required rear yard.
Acres: 125/130 X 125/91
District: 15th

Contact Mr. Mark S. McManus at 494-2762 for requirements for backwash water discharge requirements for the pool.

Public water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/mw



WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 19, 1980

Mr. & Mrs. Russell S. Harrington, Jr.
1805 Wilson Point Road
Baltimore, Maryland 21220

RE: Petition for Variances
E/S of Wilson Point Rd., 760' S of
Shore Rd. - 15th Election District
Russell S. Harrington, Jr., et ux -
Petitioners
NO. 81-94-A (Item No. 58)

Dear Mr. & Mrs. Harrington:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

Mr. & Mrs. Russell S. Harrington, Jr.
1805 Wilson Point Road
Baltimore, Maryland 21220

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 22nd day of September, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Russell S. Harrington, Jr., et ux

Petitioner's Attorney Reviewed by: Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: WCR	Revised Plans: Change in outline or description Yes No									
Previous case:	Map # 4B									

Item # 58

PETITION FOR VARIANCE
15th DISTRICT
ZONING: Petition for Variance for accessory structures
LOCATION: East side of Wilson Point Road, 760 feet South of Shore Road
DATE & TIME: Thursday, November 13, 1980 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit accessory structures (proposed garage and existing pool) to be located in the side and front yard in lieu of the required rear yard.
The Zoning Regulation to be accepted as follows:
Section 400.1 - accessory structures
All that parcel of land in the Fifteenth District of Baltimore County located on the east side of Wilson Point Road, approximately 760 feet south of Shore Road and known as Lot 400 and part of Lot 497 as shown on Plat of Bull Neck, which is recorded in Land Records of Baltimore County in Liber 4 Folio 172. Also known as 1805 Wilson Point Road, Baltimore, Maryland 21220. Being the property of Russell S. Harrington, Jr. et ux, as shown on plat filed with the zoning Department.
Hearing Date: Thursday, November 13, 1980 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County
Oct. 23.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 23, 1980
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 21204-1900, of one time before the 13th day of November, 1980, the first publication appearing on the 23rd day of October, 1980.

THE JEFFERSONIAN,
S. L. Lankford, Jr., Manager.

Cost of Advertisement, \$ 19.75

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15
Posted for: Petition for Variance
Petitioner: Russell S. Harrington, Jr., et ux
Location of property: E/S Wilson Point Rd., 760' S. of Shore Rd.
Location of Signs: front of property (#1805 Wilson Pt. Rd.)
Remarks:
Posted by: John W. Hession, III, Esquire
Signature: John W. Hession, III, Esquire
Date of return: 10/31/80
Number of Signs: 7

The Essex Times

Essex, Md., Oct 23, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of 2 successive weeks before the 23rd day of October, 1980.
Publisher.

Thursday, Oct. 23, 1980

Petition For Variance

15th District
Zoning: Petition for Variance for Accessory Structures
Location: East side of Wilson Point Road, 760 feet South of Shore Road
Date & Time: Thursday, November 13, 1980 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit accessory structures (proposed garage and existing pool) to be located in the side and front yard in lieu of the required rear yard.
The Zoning Regulation to be accepted as follows:
Section 400.1 - accessory structures
All that parcel of land in the Fifteenth District of Baltimore County located on the east side of Wilson Point Road, approximately 760 feet south of Shore Road and known as Lot 400 and part of Lot 497 as shown on Plat of Bull Neck, which is recorded in Land Records of Baltimore County in Liber 4 Folio 172. Also known as 1805 Wilson Point Road, Baltimore, Maryland 21220. Being the property of Russell S. Harrington, Jr. et ux, as shown on plat filed with the zoning Department.
Hearing Date: Thursday, November 13, 1980 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 093533

DATE November 6, 1980 ACCOUNT 01-662

AMOUNT \$50.38

RECEIVED Russell S. Harrington, Jr.
FOR: Adm. & Posting for Case No. 81-94-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 093500

DATE October 15, 1980 ACCOUNT 01-662

AMOUNT \$25.00


RECEIVED Russell S. Harrington, Jr.
FOR: Filing Fee for Case No. 81-94-A

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Sept. 1980. Filing Fee \$ 25.00 . Received ☒ Check

____ Cash
____ Other

Item # 58


S. Eric DiNenna,
Zoning Commissioner

Petitioner Russell S. Huntington Submitted by Same

Petitioner's Attorney _____ Reviewed by WCH

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

